

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION



Board of Zoning Appeals Staff Reports 2021

**Monday, November 15, 2021
7:00 P.M.
City Hall Forum**

**Agenda
Board of Zoning Appeals
Springfield, Ohio
Monday, November 15, 2021
7:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of October 18, 2021 Meeting Minutes** ACTION
- 4. Swearing In of Witnesses** ACTION
- 5. Case #21-A-38** DISCUSSION
A conditional use permit is requested by the applicant at 2101 Park Rd. to
operate an internet café in a CC-2, Community Commercial District. & ACTION
- 6. Case #21-A-45** DISCUSSION
A variance from 1153.04 (b) (2); 1153.04 (b) (15) of the zoning code is
requested by the applicant at 1850 S Limestone St. to make proposed site
improvements in a CC-2, Community Commercial District. & ACTION
- 7. Case #21-A-46** DISCUSSION
A variance from minimum front setback required (25') for front porch is
requested by the applicant at 1431 Obenchain Ave. in a RS-8, Medium-
Density, Single-Family Residence District. & ACTION
- 8. Case #21-A-47** DISCUSSION
A variance from Chapter 1155 of zoning code is requested by applicant to
install a LED illuminated sign at 623 S Center St. in a RS-8, Medium-
Density, Single-Family Residence District. & ACTION
- 9. Board Comments** DISCUSSION
- 10. Staff Comments** DISCUSSION
- 11. Adjourn – Next meeting is December 20, 2021** ACTION

2021 Board of Zoning Appeals Call to Order: Roll Call

Name	Term Expiration
Mark Brown	03/13/2024
James Burkhardt	03/31/2024
Rhonda Zimmers	01/06/2022
Dori Gaier	05/11/2022
Denise Williams	08/02/2022
Charles Harris	03/26/2022
Matthew Ryan	08/11/2023
Quorum - 4	

BOARD OF ZONING APPEALS

Springfield, Ohio

Monday, October 18, 2021

7:00 P.M.

City Hall Forum

Meeting Minutes

(Summary format)

Chairperson Ms. Dori Gaier called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. James Burkhardt, Ms. Rhonda Zimmers, Mr. Charles Harris, Mr. Mark Brown, Mr. Mathew Ryan, Ms. Denise Williams and Ms. Dori Gaier.

MEMBERS ABSENT: Ms. Rhonda Zimmers.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator
Cheyenne Shuttleworth, Community Development Specialist.

* * * * *

SUBJECT: Approval September 20, 2021 meeting minutes.

Ms. Gaier asked if the Board had any corrections or additions to add to the minutes.

Hearing none, Ms. Gaier asked the Board members to voice yes if they were in favor of approving the minutes. Members voiced yes.

Ms. Gaier asked if any opposed to voice nay. Hearing none, Ms. Gaier stated the minutes stand approved.

Case #21-A-32 A conditional use permit for an automotive oriented use (tire shop) is requested by the applicant at 2202 N Bechtle Ave in a CC-2, Community Commercial District.

Ms. Gaier stated that the public hearing was now open and asked for Ms. Agwan to read the staff report.

The applicant received rezoning approval to a CC2 zone which allows property use as gas stations under the automobile oriented uses as a conditional use. The buyer plans to keep the existing office and add a convenience store, restaurant, car wash, and fuel pumps. The request received a tie in votes at the September 16, 2021 board of Zoning Appeals meeting and will be reheard at the October 18, 2021 meeting.

RETURNED REPORTS FROM STAFF:

City Manager's Office:	No objections.
City Service Department:	No objections.
City Police Department:	No objections.
City Fire Department:	Pending comments.
City Building Department:	No objections.
City Community Development Department:	Recommend approval. (Refer analysis)

ANALYSIS and STAFF RECOMMENDATION:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: No.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes.

Staff recommends approval of the conditional use request.

Ms. Williams asked what the business would be.

Ms. Agwan explained the applicant could give more detail and showed the site plan.

Ms. Williams asked where the site was located.

Ms. Gaier explained it was on the corner of Home and Derr road.

Mr. Ryan asked if the city recommended approval.

Ms. Agwan stated that was correct.

Mr. John Lee, 1125 Green Tree Lane. Dayton, OH.

Mr. Lee explained the issue when the case was last heard, was the car wash. Mr. Lee explained the car wash has been removed from the plans. Mr. Lee explained there would be a privacy fence put up around the property for security. Mr. Lee explained the business will have a restaurant and a convenience store.

Ms. Gaier asked where the fence would be located.

Mr. Lee explained on the map where the fence would be located. Mr. Lee explained there would be electric charging stations.

Ms. Gaier asked if the board had any further questions for the applicant. Hearing none, Ms. Gaier asked if there was anyone else that wished to speak. Hearing none, Ms. Gaier asked for a motion to close the public hearing.

MOTION: Ms. Williams made a motion to close the public hearing. Seconded by Mr. Burkhardt. Approval by voice vote.

Ms. Gaier stated that the public hearing was now closed and asked for a motion to approve Case #21-A-37.

MOTION: Motion by Ms. Williams to approve Case #21-A-37 A conditional use permit is requested by the applicant to use the commercial property as an automobile and truck oriented use (Gas Station) at 1220 E Home Rd. in a CC-2, Community Commercial District. Seconded by Mr. Ryan.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. Security is a concern, close proximity of gas station.
2. Car wash is no longer in the plans.
3. Good use of vacant land.
4. Traffic concerns.

YAYS: Mr. Ryan, Mr. Harris, Ms. Williams and Ms. Gaier.

NAYS: Mr. Burkhardt.

Motion approved.

Board Comments: None.

Staff Comments: None.

Subject: Adjournment

Mr. Brown made a motion to adjourn the meeting. Seconded by Ms. Zimmers.

Ms. Gaier adjourned the meeting at 7:22 p.m.

Ms. Dori Gaier, Chairperson
Ms. Denise Williams, Vice-Chairperson

Agenda Item # 5

Case #21-A-38

Conditional Use

STAFF REPORT

TO: Board of Zoning Appeals

DATE: November 8, 2021

SUBJECT: **Case #21-A-38**

PREPARED BY: Vaidehe Agwan

GENERAL INFORMATION:

Applicant: Jenish Patel, 2101 Park Rd., Springfield, Ohio 45504.

Owner: Levine Investment Company, 2026 W Main St.,
Springfield, Ohio 45504.

Request: Conditional use permit is requested to operate an internet
café in a CC-2, Community Commercial District.

Location: 2101 Park Rd.

Size: 0.637 acres.

Existing Land Use and Zoning: Commercial, CC-2

Surrounding Land Use and Zoning: North: Residential; RS-5
East: Commercial; CI-1
South: Commercial; CC-2
West: Commercial; CC-2

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional
Uses

File Date: August 27, 2021

BACKGROUND:

The previous use of space was a club (night club/bar).

RETURNED REPORTS FROM STAFF:

City Manager's Office: No objections.

City Service Department: No objections.

City Police Department: No objections.

City Fire Department: No objections.

City Building Department: No objections.

STAFF REPORT

City Planning and Zoning:

Recommend approval with conditions. (Refer analysis)

ANALYSIS and STAFF RECOMMENDATION:

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

Staff Comment: No. However, the applicant shall follow all conditions as mentioned in Springfield codified Ordinances Part 5 Chapter 512, and any Ohio Revised Codes specified within Chapter 512. Internet cafés may operate skilled-based gaming machines in accordance with the Ohio Revised Code.

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

Staff Comment: Yes. An internet café may be listed as one of the uses under commercial recreational uses definition and requires a conditional use permit for a CC-2 district. A commercial recreational use facility is defined as a use primarily for physical exercise or entertainment and which includes but is not limited to campgrounds, courts, gyms, swimming pools, locker and training rooms, target or shooting ranges, amusement arcades, and billiard halls. [1102.02 (6) and 1118.04]

In addition, the applicant is required to provide a copy of a license from the Ohio Casino Control Commission before a Certificate of Occupancy will be issued. Any violation of this, including any kind of gambling or game of chance will be referred to the State of Ohio for investigation.

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

Staff Comment: Yes.

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use

STAFF REPORT

will not change the essential character of the same area;

Staff Comment: Yes.

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Staff Comment: Yes.

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff Comment: It will not.

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

Staff Comment: Yes.

Note from City of Springfield law department:

‘The Ohio General Assembly has passed a number of legislative provisions related to internet cafes, sometimes called sweepstakes establishments. It extended the moratorium on opening new establishments through June 30, 2014, and required existing establishments to file a required form by the end of June. A listing of organizations that filed affidavits in both 2012 and 2013 is provided below. Establishments not included on the 2013 list are not permitted to operate. Those concerned with operations at a location not on the list should contact local law enforcement or contact BCI at 855 BCI OHIO.’

(Source: <https://www.ohioattorneygeneral.gov/Business/Services-for-internet-cafes-sweepstakes>)

If it (internet café at 2101 Park Rd, Springfield, Ohio) is not registered, then it is illegal to operate.

"All sweepstakes facilities must obtain a certificate of registration." - Mike Dewine's Oct. 11, 2013 letter

"It is illegal to operate a sweepstakes terminal device without obtaining a certificate of compliance or registering with the Ohio Attorney General's Office." - Ohio Attorney General Website cited above.

The request is to be approved on condition that the specifics of the operation of this particular "internet cafe" are unknown at this point. Simply stated, city staff will need to check if it is registered with the A.G.'s Office (or filed for a certificate of compliance / exemption) and we also

STAFF REPORT

need to know more about the particulars of their business operation to see if it complies with the ORC Chapter 2915 (gambling laws). BCI may also offer further assistance / guidance.

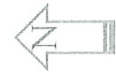
Planning and zoning additional comments following note from law department:

The attorney general's website had a list of all registered internet café establishments (Source: <https://www.ohioattorneygeneral.gov/Business/Services-for-internet-cafes-sweepstakes>). The address 2010 Park Rd was not found and may be in the process of applying for a certificate of compliance. If the applicant has not yet applied for the certificate of compliance, the next steps would be to visit the webpage and contact the Attorney General's office for more details. For those qualifying for an exemption from the registration provisions, the certificate of compliance form should be used. Generally, only those with only one or two machines in a location will qualify for exemption.

Staff recommends approval of the conditional use request with additional conditions that the applicant provide a copy of a license from the Ohio Casino Control Commission (per ORC) before obtaining Certificate of Occupancy from the City of Springfield, Ohio and provide a copy of certificate of registration (per Ohio Attorney General's Office notice). In addition, the applicant shall comply with any Ohio Revised Codes, Springfield Codified Ordinances, Ohio Attorney General's Office and the Bureau of Criminal Investigation, Ohio.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application



#21-A-38 Conditional use request at 2101 Park Rd.



#21-A-38 Conditional use request at 2101 Park Rd.



FOR OFFICE USE ONLY

Case #: 21-107
Date Received: 8-27-21
Received by: JLS
Application Fee: \$ 285.00
Review Type:
☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Condo use2. Address of Subject Property: 2101 Park Rd, Springfield, OH 45504

3. Parcel ID Number(s): _____

4. Full legal description attached? ☐ yes ☐ no5. Size of subject property: 2100 SF Storage room6. Current Use of Property: Internet Cafe7. Current Zoning of Property: City of Springfield

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner☐ Agent (agent authorization required) ☒ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): Jenish PatelTitle: TenantCompany (if applicable): Fortune internet cafeMailing address: 2101 Park RdCity: Springfield State: OH ZIP: 45504Telephone: (614) 556 2313 Fax: () _____Email: talknwim7@gmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**



Signature of Applicant

Signature of Co-applicant

JENISH PATEL

Typed or printed name and title of applicant

Typed or printed name of co-applicant

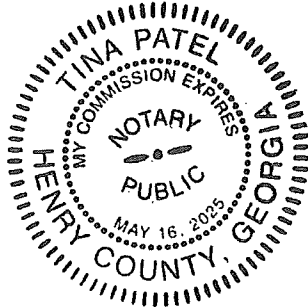
State of ~~Ohio~~ GEORGIA

County of Henry

The foregoing instrument was acknowledged before me this 22nd day of
August, 2021

by Tina Patel (name of person acknowledged).

(seal)





Notary Public Signature

My commission expires: 5/16/25



☐ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 2101 Park Road, Springfield, OH 45504
Parcel No.: 340-060-00114-190-01
Acreage: 0 acres

Agent Name: Jenish R. Patel
Agent Tax Mailing Address: 2101 Park Road, Springfield, OH 45504

Agent Phone Number: 614-556-2313

Owner Name: Levine Investment Company
Owner Tax Mailing Address: 2026 W. Main Street, Springfield, OH 45504

Owner Phone Number: 937-323-9765

Requested Action
(to be conducted by
Agent, authorized by
owner):

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner
signature:

THE LEVINE INVESTMENT CO. [Signature]

Printed name:

JEFFREY L. LEVINE, President

Date:

9.20.2021

State of Ohio

County of

Clark

The foregoing instrument was acknowledged before me this 20th day of Sept., 2021

by Jeffrey L. Levine (name of person acknowledged).



CONSTANCE L. CARL
Notary Public, State of Ohio
My Comm. Expires 12-20-2021

Constance L. Carl
Notary Public Signature

My commission expires: 12-20-2021



■ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 8/22/2021

Property address: 2101 Park Rd, Springfield, OH-45504

Requested Action: ☒ Conditional Use
☐ Interpretation of the Zoning Code or Map
☐ Change of a Nonconforming Use
☐ Other

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

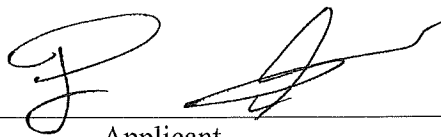
Electrical Work

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

Signature:  8/22/2021
Applicant Date

Please Print Name: JENISH PATEL

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Property Owner Affidavit.
- ☐ General Application
- ☐ Site plan
- ☐ Fee of \$57 (residential) or \$285 (commercial). Fee must be submitted with the application.
- ☐ Board of Zoning Appeals Application
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
 - Exhibit A: A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. See sample site plan.

Fees must be submitted at the time of application.

Exhibit A

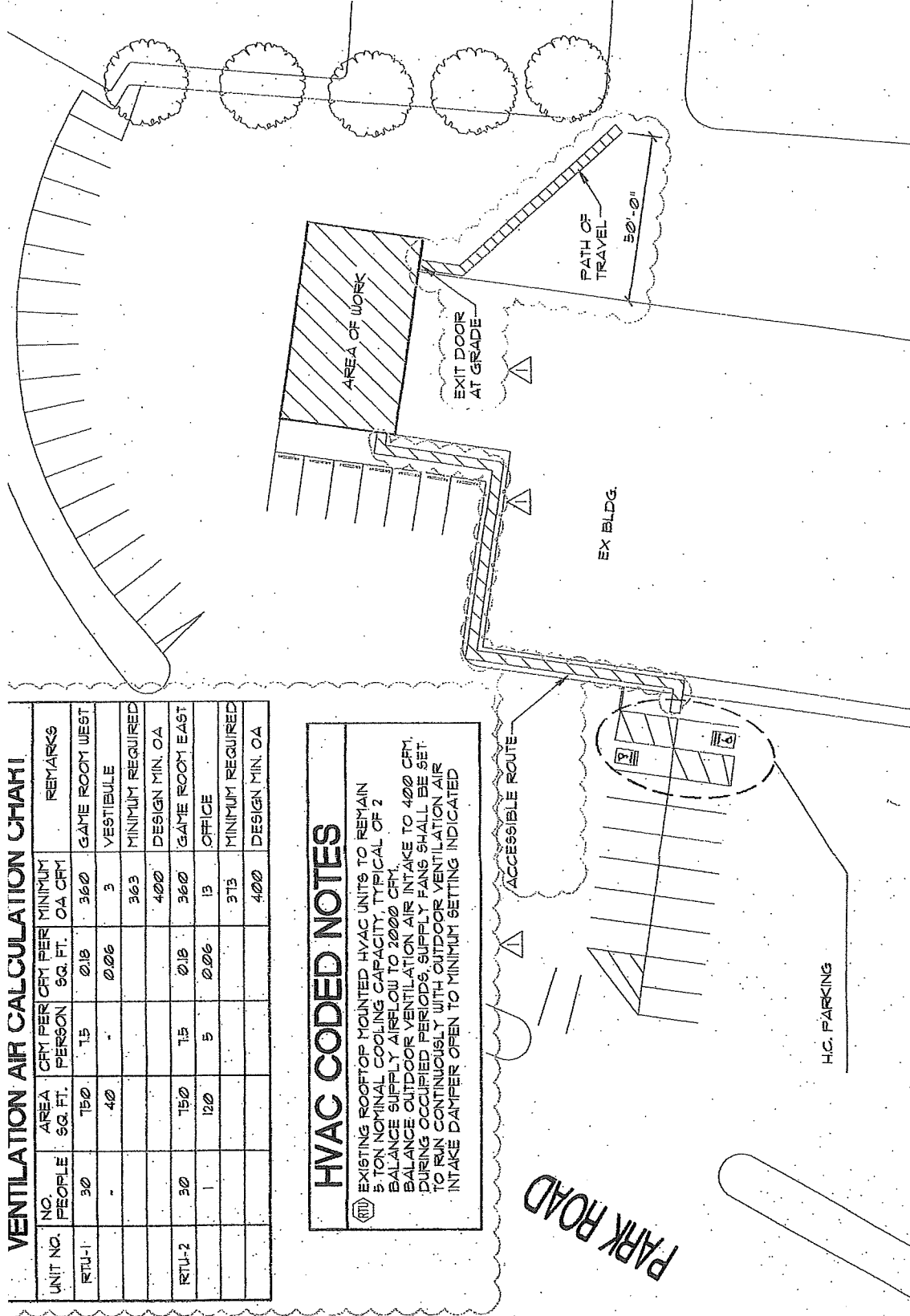
I like Board of Zoning should grant my request for Internet cafe is because we see it as a senior social center is a type of community center where older adults can congregate to fulfill many of their social, physical, emotional, and intellectual needs. In this day of age of digital era we allow our business center to focus on social media and online activities. Allowing internet cafe to learn and communicate with online friend and family via social medias can give grate power for our seniors and adults to mean of time surpass. By keeping active, both mentally and physically, you stay stronger which helps to support independent living. This is especially important to those who are aging in place in their own homes. We also offer our adult to play different skill games and use purchased internet time along with socializing fun environment.

VENTILATION AIR CALCULATION CHART

UNIT NO.	NO. PEOPLE	AREA SQ. FT.	CFM PER PERSON	CFM PER SQ. FT.	MINIMUM OA CFM	REMARKS
RTU-1	30	150	15	0.18	360	GAME ROOM WEST
		40		0.06	3	VESTIBULE
					363	MINIMUM REQUIRED
					400	DESIGN MIN. OA
RTU-2	30	150	15	0.18	360	GAME ROOM EAST
	1	120	5	0.06	13	OFFICE
					373	MINIMUM REQUIRED
					400	DESIGN MIN. OA

HVAC CODED NOTES

EXISTING ROOFTOP MOUNTED HVAC UNITS TO REMAIN
 5 TON NOMINAL COOLING CAPACITY, TYPICAL OF 2
 BALANCE SUPPLY AIRFLOW TO 2000 CFM.
 BALANCE OUTDOOR VENTILATION AIR INTAKE TO 400 CFM.
 DURING OCCUPIED PERIODS, SUPPLY FANS SHALL BE SET
 TO RUN CONTINUOUSLY WITH OUTDOOR VENTILATION AIR
 INTAKE DAMPER OPEN TO MINIMUM SETTING INDICATED



SERVICE SINK PIPING
 N.T.S.

1" = 30'-0"
 SITE PLAN
 SCALE: 1" = 30'-0"



MIKE DEWINE

★ OHIO ATTORNEY GENERAL ★

Charitable Law Section
Office 614-466-3181
Fax 866-471-2611

150 E. Gay St., 23rd Floor
Columbus, OH 43215
www.OhioAttorneyGeneral.gov

October 11, 2013

Hon. Juergen Waldick
Allen County Prosecutor
204 North Main Street, S-302
Lima, OH 45801

Dear Juergen:

With the help and support of law enforcement across the state, the legislature passed House Bill 7 -- a bill that restricts the lawful operation of internet sweepstakes facilities. I am writing to provide you with a brief overview of these legislative changes and to offer continued support in your efforts to enforce this new law.

The law restricts sweepstakes prizes, including a ban on cash prizes and cash equivalents.

As of October 4, it is unlawful for a sweepstakes facility to pay out any cash or cash-equivalent prizes in conjunction with the operation of sweepstakes terminal devices (sweepstakes machines). Further, merchandise prizes are limited to those with a wholesale value of less than \$10.00. Specifically, House Bill 7 prohibits any person from conducting or participating in the conduct of a sweepstakes with the use of a sweepstakes terminal device at a sweepstakes facility under any of the following circumstances:

- (1) Giving to another person any of the following items as a prize for playing or participating in a sweepstakes: (a) **cash**, gift cards, or any equivalent thereof; (b) plays on games of chance, state lottery tickets, bingo, or instant bingo; (c) firearms, tobacco, or alcoholic beverages; or (d) a redeemable voucher that is redeemable for any of the items listed in (a) through (c);
- (2) Giving to another person a merchandise prize or a redeemable voucher for a merchandise prize as a prize for playing or participating in a sweepstakes, when the wholesale value of the merchandise is in excess of \$10.00.

Additionally, House Bill 7 added to the definition of "Scheme of Chance," clarifying that certain activities are illegal schemes of chance and not sweepstakes.

All sweepstakes facilities must obtain a certificate of registration.

All persons desiring to conduct or participate in the conduct of sweepstakes with the use of sweepstakes terminal devices must FIRST apply for and receive an annual certificate of registration from the Ohio Attorney General's Office. This includes all persons or entities who back, promote, organize, manage, carry on, sponsor, or prepare for the operation of a sweepstakes, including all persons who participate in those activities. We are working with the Governor's office to promulgate emergency rules requiring sweepstakes operators to file and

obtain a certificate of registration from our office. We anticipate these rules being effective October 21, 2013. After that date, all sweepstakes facilities must have this certificate on display.

The Ohio Attorney General will work with your office to enforce the Gambling Law.

House Bill 7 also allows the Ohio Attorney General's Office to take any reasonable actions to investigate potential violations of the Gambling Law, including requesting documents and information, performing inspections of premises, or requiring the attendance of any person at an examination under oath. Moreover, the Bureau of Criminal Identification (BCI) will have original jurisdiction to investigate any criminal activity involving certain violations of the Gambling Law, including the provisions involving sweepstakes facilities. I expect that we will be able to use these new tools to provide an even greater level of assistance to you.

The moratorium on new sweepstakes facilities is still in place.

Though House Bill 7 has taken effect, a moratorium on opening new sweepstakes facilities is still in place. As part of the extended moratorium, all internet sweepstakes locations were required to file with my office a detailed affidavit regarding its operation. My office has received over 340 affidavits from internet sweepstakes locations across the state. Therefore, while all of these 340 locations must comply with the provisions of House Bill 7, Ohio law prohibits any new sweepstakes facilities from opening, regardless of whether they attempt to comply with the new law.

Attached to this letter is a list of sweepstakes establishments in your county that filed affidavits with my office and are now subject to the restrictions in House Bill 7. If you become aware of sweepstakes locations in your county that do not appear on this list, please contact Charitable Law Chief Peter Thomas at 614-466-3181 or peter.thomas@ohioattorneygeneral.gov or the Bureau of Criminal Investigations and Identification at 800 BCI OHIO (800-224-6446) with any questions or requests for assistance.

My office will continue to assist local law enforcement and county prosecutors -- from law enforcement and investigative help to providing assistance answering questions of law, case development, or prosecution. Thank you again for your partnership on this issue.

Very respectfully yours,

Mike DeWine
Ohio Attorney General

Agenda Item # 6

Case #21-A-45

Variance

STAFF REPORT

TO: Board of Zoning Appeals

DATE: November 8, 2021

SUBJECT: **Case #21-A-45**

PREPARED BY: Vaidehe Agwan

GENERAL INFORMATION:

Applicant: Steven Nocera, DLZ, 6121 Huntley Rd., Columbus, Ohio 43229.

Owner: Micheal Shaffer, CEO, 5665 N Hamilton Rd, Columbus, Ohio 43230.

Request: Variance from 1153.04 (b) (2) Drive aisle width shall be 24' and 1153.04 (b) (15) Provide shade trees within 50' of all parking spaces.

Location: 1850 S Limestone St

Size: Approx. .66 acres

Existing Land Use and Zoning: Commercial, CC-2

Surrounding Land Use and Zoning: North: Commercial, CC-2
East: Commercial, CC-2
South: Commercial, CC-2
West: Commercial, CC-2

Applicable Regulations: Chapter 1172.06 Variances.

File Date: October 15, 2021

BACKGROUND:

The applicant has requested variances to develop the site for Pathways Financial Credit Union (bank). The site previously was a PNC Bank.

RETURNED REPORTS FROM STAFF:

City Manager's Office: Recommends approval with no objections.

City Service Department: Recommends approval with no objections.

City Police Department: Recommends approval with no objections.

STAFF REPORT

City Fire Department: Recommends approval with no objections.

City Building Department: Recommends approval with no objections.

City Planning and Zoning: Recommend Approval. (Refer analysis)

ANALYSIS and STAFF RECOMMENDATION:

No variance from the strict application of any provision of this Springfield Zoning Code which permits the use of land which is prescribed or which will result in a use of land in a manner inconsistent with the basic character of the district in which such land is located, shall be granted by the Board unless it finds that strict application of this Springfield Zoning Code would result in unnecessary hardship. The Board shall find unnecessary hardship only when all the following facts and conditions exist:

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

Staff Comment: Yes it can yield a reasonable return and there can be beneficial use of the property without the variance. There is a hardship as having a shade tree at the North West corner of site would obstruct visibility. The reduction of drive aisle by 1' will not affect cross traffic on site.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

Staff Comment: The variance is not substantial. The reduction in length of drive aisle requested varies from minimum requirement (24') by 0.05% (23'). Having 3 shade trees on site varies from the minimum requirement (4 trees) by 20%. Both requests are less than 28%.

1150.03 (6) (b) A variance may not be granted for more than a 28 percent reduction of the required yard without applying other conditions of Chapter 1172.06.

3. An approval of the request will not alter or suffer a substantial detriment to the character of the neighborhood. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

Staff Comment: An approval of the request will not alter or suffer a substantial detriment to the character of the neighborhood.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

STAFF REPORT

Staff Comment: It will not.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

Staff Comment: Owner/applicant was not aware of zoning restrictions. But, after analysis of the site, the applicant approached the city staff with questions on how to address the minimum requirements.

6. There is no other feasible method of solving the property owner's predicament.

Staff Comment: No.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

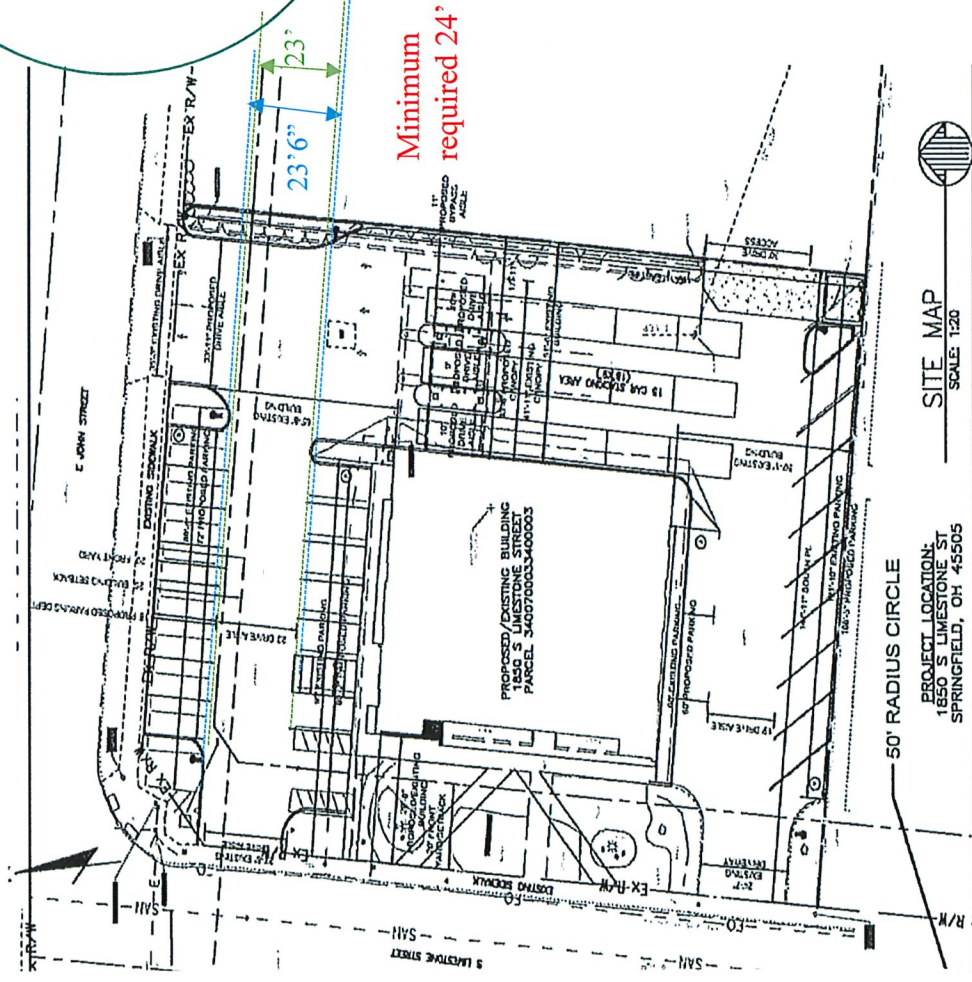
Staff recommends approval of the variance request.

ATTACHMENTS:

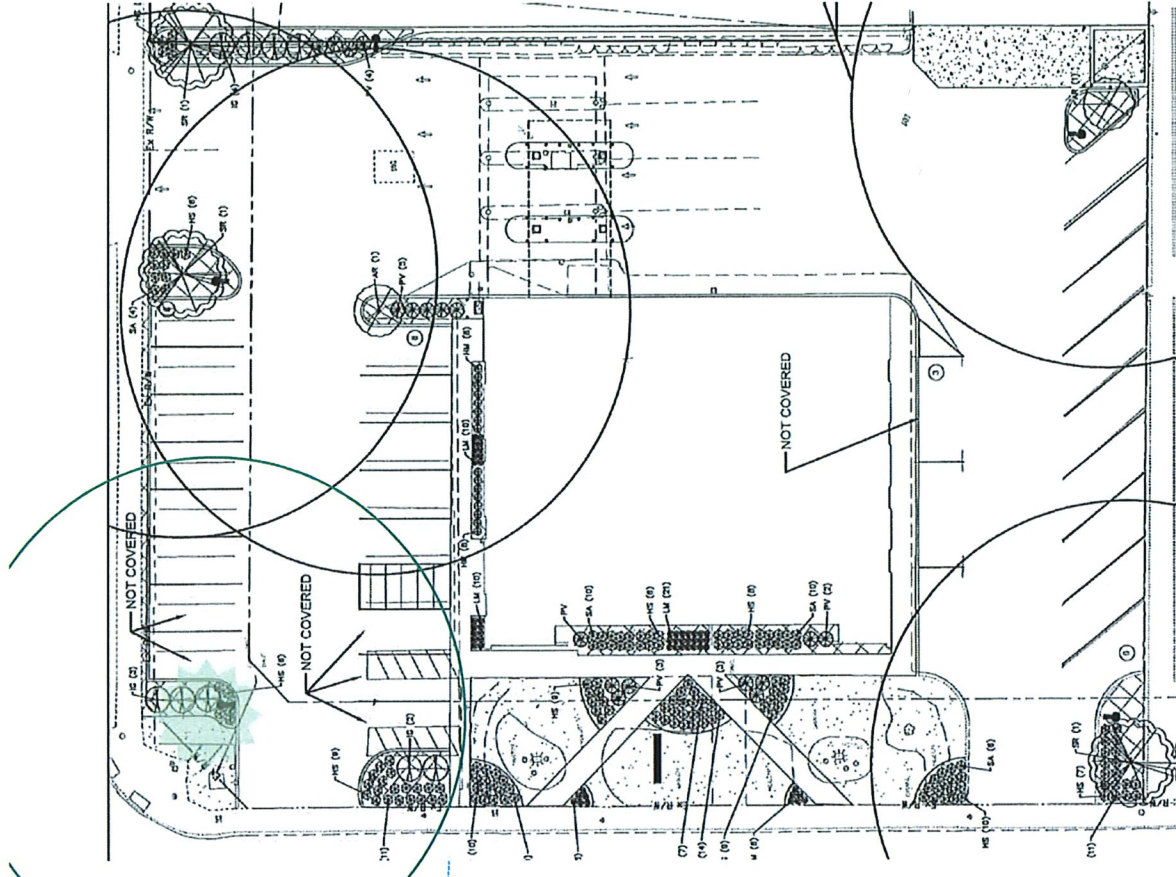
3. Vicinity and zoning map
4. Application



#21-A-45 Variance request 1850 S Limestone St.



For Drive aisle



For Shade trees

#21-A-45 Variance request 1850 S Limestone St.

**FOR OFFICE USE ONLY**

Case #: _____
Date Received: _____
Received by: _____
Application Fee: \$ _____
Review Type: _____
☐ Admin ☐ CPB ☐ BZA

GENERAL APPLICATION**A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):
ZONING APPROVAL FOR BANK SITE IMPROVEMENTS. Internal
improvements to the building will be separate from this application.

2. Address of Subject Property: 1850 S Limestone Street
3. Parcel ID Number(s): 3400700033400003
4. Full legal description attached? ☐ yes ☒ no
~.66 ac
5. Size of subject property: _____
6. Current Use of Property: Bank - Financial Institution
7. Current Zoning of Property: CC2

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner
☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)
Steven Nocera
2. Name of Applicant(s) or Contact Person(s): _____

Title: Civil Engineer

Company (if applicable): DLZ

Mailing address: 6121 Huntley Road

City: Columbus State: Ohio ZIP: 43229

Telephone: (614) 987 0410 Fax: () na

Email SNocera@dlz.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Michael Shafer, CEO

Mailing Address: 5665 N Hamilton Rd

City: Columbus State: Ohio ZIP: 43230

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

[Signature]
Signature of Applicant

Signature of Co-applicant

Steven Nocera
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 22nd day of
October, 2021

by Steven Nocera (name of person acknowledged).

(seal)

[Signature]
Notary Public Signature

ELIZABETH L. HENDERSHOT, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Exp. 12/31/23

My commission expires: No expiration

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Property Owner Affidavit.
- ☐ General Application
- ☐ Site plan if neccessary
- ☐ Fee of \$57 (residential) or \$285 (commercial). Fee must be submitted with the application.
- ☐ Board of Zoning Appeals - Variance Application.
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
 - Exhibit A: A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. See sample site plan.

Fees must be submitted at the time of application.



☒ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1850 South Limestone St. Springfield, OH 45505
Parcel No.: 3400700033400003
Acreage: 0.66
Agent Name: Steven Nocera, DLZ Engineers
Agent Tax Mailing Address: DLZ: 6121 Huntley Rd, Columbus, OH 43229
Agent Phone Number: 614-888-0040 ext. 410
Owner Name: Pathways Financial Credit Union, Michael Shafer, CEO
Owner Tax Mailing Address: 5665 N Hamilton Rd Columbus, Ohio 43230
Owner Phone Number: 614-416-7588 ext. 1421
Requested Action Authorize Steven Nocera for DLZ Engineering working under Josh Most
(to be conducted by Wesney Construction to act as representing agent for the site design at 1850
Agent, authorized by South Limestone St. Springfield, OH 45505.
owner):

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner
signature:

Printed name: Michael Shafer, CEO

Date: 10/21/2021

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 21 day of October, 2021
by Michael Shafer (name of person acknowledged).



Michele Murry
Notary Public, State of Ohio
My Commission Expires 11-15-2024

Notary Public Signature

My commission expires: 11/15/24



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 10/21/2021

Property address: 1850 S Limestone Street

Section of the Zoning code applicable: 1153.04 CONSTRUCTION, DESIGN, AND LOCATION REQUIREMENTS.

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

The purpose of this request is for site improvements to an existing property including landscape, interior and exterior improvements, and accessible parking upgrades. Attempts were made to meet code requirements, but largely due to existing limitations, minor variances are requested.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

1153.04, (b) (2) The Drive aisle width less than 24' on the north.

The existing drive aisle is only 23'-6" wide based on existing site conditions. The proposed width shall be 23'. This is not a substantial variance.

1153.04, (b) (15) Shade Trees within 50' of all parking

The existing site does not meet this requirement. The improvements made by addition of landscaping islands with trees greatly reduce the amount of variance required. The north west corner of the property should not contain a shade tree as this would be a sight obstruction.

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) addition of shade tree would require the entry drive to be rebuilt, removal of proposed landscaping, and loss of parking. This would create hardship on loss of business due to loss of easily accessible parking. Clients would be forced to park in the south area, and walk to the north entrance which over encumbers prospective clients.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) shade tree parking requirement is not a substantial modification. The existing drive width of 23'-6" shall be lowered to 23'. The drive aisle is still within engineering minimum acceptable standards. The majority of all parking shall be within 50' of a shade tree 6 out of 28 stalls would not be within 50' of a shade tree. Additional trees would block sight paths for traffic.

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) parking 50' of shade tree would not impact adjacent properties.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) parking 50' of shade tree would not impact governmental services.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) parking 50' of shade tree are existing conditions of the site, and would be a hardship to correct these existing conditions more than the proposed improvements.

6. There is no other feasible method of solving the property owner's predicament.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) parking 50' of shade tree are existing conditions of the site, and would be a hardship or a hazard to the public to correct these existing conditions more than the proposed improvements. Practically of the location of the existing structure limit the availability of site drive widths.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

1153.04, (b) (2) The Drive aisle width less than 24' and (b) (15) parking 50' of shade tree are intended to bring sites aesthetic and accessibility. The variances still provide the for improved accessibility and improved landscaping aesthetic of the existing site.

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE**



Signature of Applicant

Signature of Co-applicant

Steven Nocera

Typed or printed name and title of applicant

Typed or printed name of co-applicant

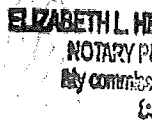
State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 22nd day of
October, 2021

by Steven Nocera (name of person acknowledged).

(seal)


ELIZABETH L. HENDERSHOT, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Exp. 12/31/2023

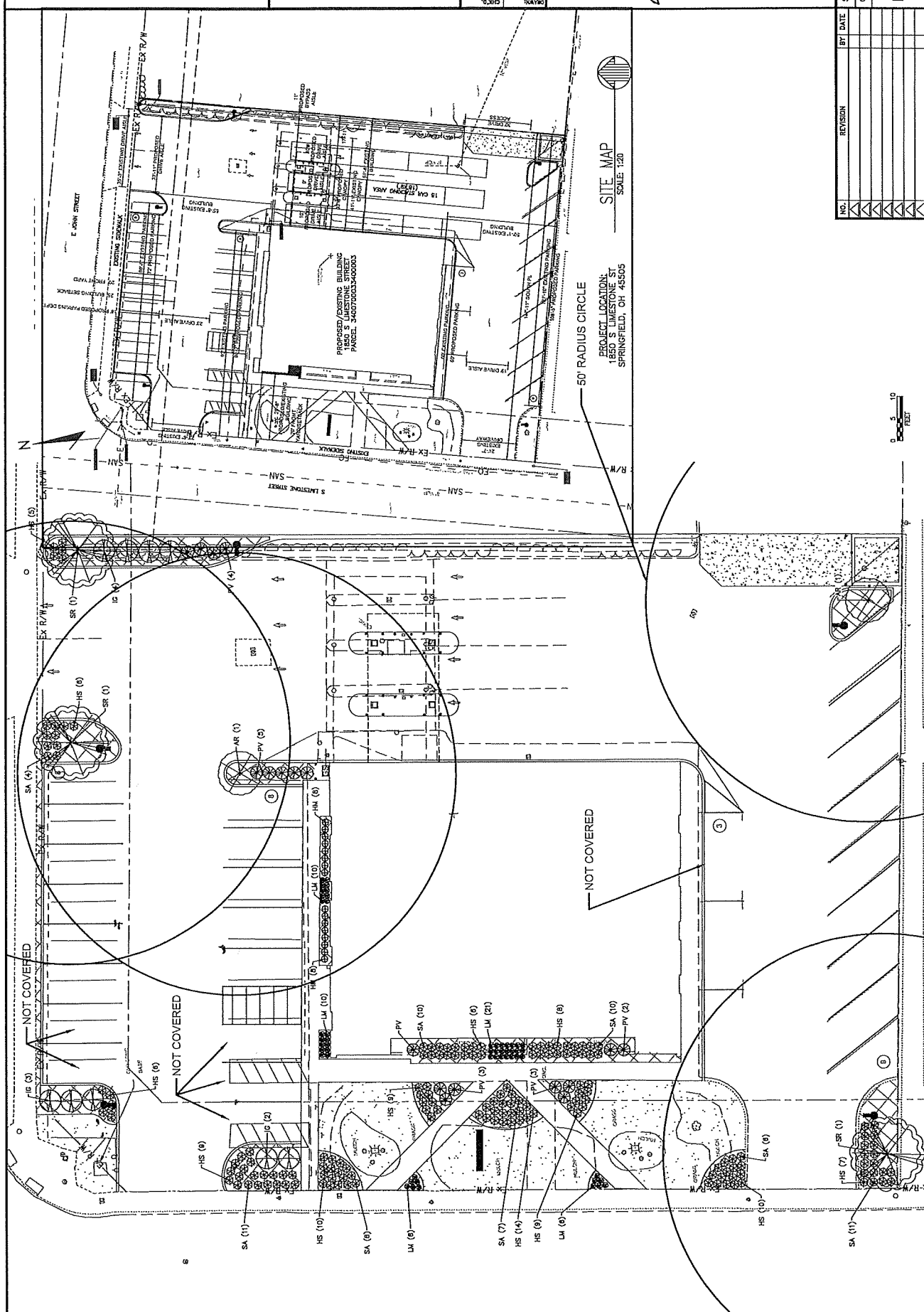


Notary Public Signature

My commission expires: 10/22/21
No expiration

SHEET	DRAWING NUMBER
OF	EXHIBIT A

NO.	REVISION	BY	DATE
△			
△			
△			
△			
△			



PROJECT SCOPE OF WORK:
 PATHWAYS FINANCIAL CREDIT UNION PURCHASED AND IS UPDATING THIS PROPERTY TO IMPROVE THE EXTERIOR AND INTERIOR, ADA COMPLIANT PARKING, SIDEWALK IMPROVEMENTS, SIGNAGE (BY OTHERS) AND STRUCTURAL FAÇADE REPLACEMENT.

DESIGNER: DANNER CREDIT UNION
 TODD HARRIS, P.E.
 6121 HUNTER ROAD
 COLUMBUS, OHIO 43220
 PHONE: (614) 888-0040
 FAX: (614) 888-6712

ARCHITECT: CHRIS HUMPHREY
 4495 MILLWATER DR
 POWELL, OHIO 43065
 PHONE: (614) 288-4218
 FAX: (614) 288-4219
 CHRSHP@HOTMAIL.COM

GENERAL ZONING INFORMATION	
ADDRESS	1854 S LIMESTONE ST
PARCEL NUMBER	340070003400003
EXISTING ZONING CLASSIFICATION/ DISTRICT	CC2
HEIGHT DISTRICT	35
EXISTING BUILDING HEIGHT	24
TOTAL SITE AREA	~0.88 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	30020020191E
MOIST RECENT ERECTION DATE	02/17/2010
FLOOD ZONE	X

YARD REQUIREMENT	
FRONT	20 FT
SIDE	20 FT
REAR	10 FT
REAR SETBACK	10 FT
FRONT	12 FT
SIDE	12 FT

PARKING CALCULATION	
USE	SQUARE FOOTAGE
FINANCIAL INSTITUTION	1,350-23,238
EXISTING CAR SPOTS	(EXISTING PARKING-20)
REQUIRED PARKING	24
REQUIRED ADA PARKING (MINIMUM)	28
REQUIRED ADA PARKING (MAXIMUM)	1/2
PROPOSED ADA PARKING (MINIMUM)	1/2
LANE STRIPING REQUIRED	0.80 x 18
LAND STRIPING REQUIRED	15

ADJACENT ZONING INFORMATION	
NORTH	CC2
EAST	CC2
SOUTH	CC2
WEST	CC2

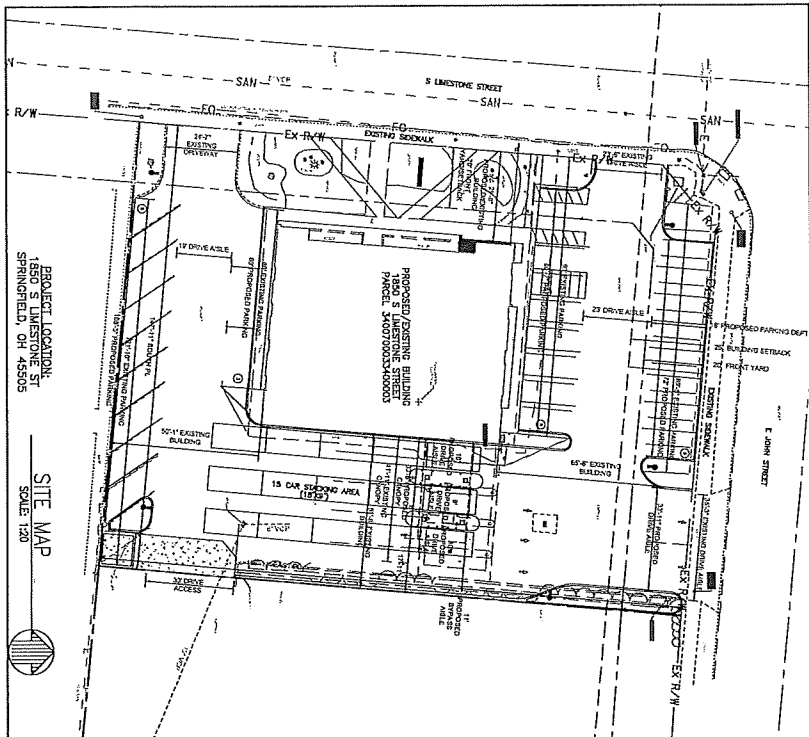
SHEET SET INDEX	
SITE COMPLIANCE PLAN	SC-1
SITE CIVIL GENERAL NOTES	C-1
RELOCATION PLAN	C-2
SITE CIVIL GRADING IMPROVEMENTS	C-3
SITE CIVIL DETAILS	C-4
SITE PROPOSED PLANNING	L-1
SITE PROPOSED PLANNING DETAILS	L-2

PATHWAYS FINANCIAL CREDIT UNION

SPRINGFIELD, OH

SITE COMPLIANCE PLAN

OCTOBER 2021



PROPOSED CONTROL LINE OF BOUNDARY:
 ALL VERTICAL CURVES, COORDINATE SYSTEM, SOUTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83/2011).
 ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83).
 THE EXISTING BOUNDARY AND RIGHT-OF-WAY LINES SHOWN ARE BASED ON PLATT FIELD RECORDS AND PLATT FIELD RECORDS ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORTATION.
 ALL BOUNDARY LINES WERE RESURVEYED UNDER THE DIRECT SUPERVISION OF SURVEYOR, B. HARRIS, INC. IN JULY OF 2021.
 THE BOUNDARY LINE SHOWN IS BASED ON A SURVEY CONDUCTED BY B. HARRIS, INC. IN JULY OF 2021.
 THE BOUNDARY LINE SHOWN IS BASED ON A SURVEY CONDUCTED BY B. HARRIS, INC. IN JULY OF 2021.
 THE BOUNDARY LINE SHOWN IS BASED ON A SURVEY CONDUCTED BY B. HARRIS, INC. IN JULY OF 2021.

STREET CONTROL POINTS	
POINT	DESCRIPTION
1	NORTHWEST CORNER OF 1850 S Limestone St
2	SOUTHWEST CORNER OF 1850 S Limestone St
3	SOUTHWEST CORNER OF 1850 S Limestone St
4	SOUTHWEST CORNER OF 1850 S Limestone St

SITE DATA TABLE	
TOTAL PARCEL AREA	28,878 SF
TOTAL DEVELOPED AREA	~4,081 SF
POST DEVELOPED IMPROVEMENTS	~20,341 SF
	~17,448 SF
	~0.6 AC

EROSION AND SEDIMENT CONTROL:
 LAND DISTURBANCE SHALL BE LESS THAN ONE ACRE.
 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING.
 SETBACKS FOR PROPOSED LANDSCAPING.
 SANITARY SERVICES
 NO PROPOSED WORK.
 WATER SERVICE
 GAS SERVICE
 GAS SERVICE SHALL RELOCATE AND UPGRADE GAS METER AS SHOWN ON SITE PLANS AND ADJACENT PLANS.

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1850 S LIMESTONE STREET
 SPRINGFIELD OH 45505

NOT FOR CONSTRUCTION

DLZ OHIO, LLC.

GENERAL NOTES:

- [illegible]

GENERAL NOTES FOR CONCRETE:
THE CONTRACTOR SHALL;

- [illegible]

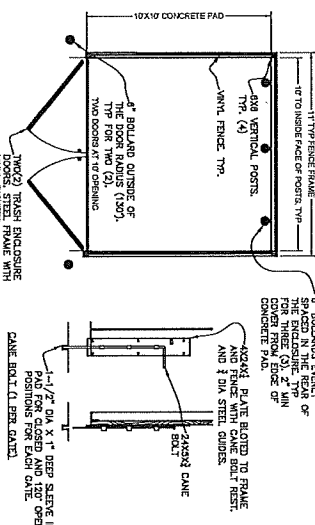
GENERAL NOTES ADA COMPLIANCE:
THE CONTRACTOR SHALL:

INSTALL THE PREVIOUS PROCEDURES TO PROVIDE THE NECESSARY HANDICAP ACCESSIBLE PARKING SPACE(S). ASSESSMENTS
CUSTODIANS/PARKERS/LAND MANAGERS TO THE DESIGNATED HANDICAP ACCESSIBLE ENTRANCE TO THIS FACILITY IN
COMPLIANCE WITH CURRENT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AS ISSUED BY THE DEPARTMENT OF JUSTICE.
SEPTEMBER 15, 2010, AS WELL AS LOCAL REQUIREMENTS THAT HAVE JURISDICTION. THE FOLLOWING IS A PORTION OF THE
STANDARDS THAT ARE REQUIRED TO BE ATTAINED.

- [illegible]

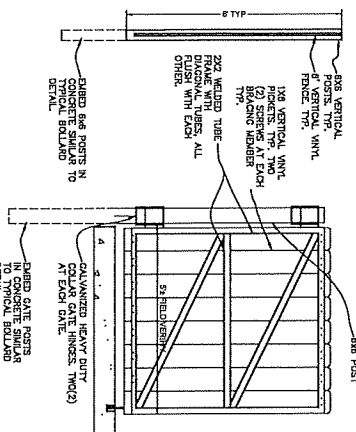
THE CONTRACTOR SHALL:

1. FLUSHING AND IN-PAVING PARKING SPACE, ACCESSWAY/ISLEWAY STRIPING TO MATCH COLOR, WIDTH, AND SPACING OF THE EXISTING PARKING LOT FOR EACH SITE.
2. THE CONTRACTOR SHALL USE THE PATHWAYS FINANCIAL CREDIT UNION STANDARD SIGN, DECAL, AND POST (IF NEEDED).
3. TRASH ENCLOSURES SHALL BE DESIGNED FOR BINS, NOT A DUMPSTER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ANY REVISIONS.
4. THE CONTRACTOR IS REQUIRED TO HAVE A PERMIT FROM CITY OF WHITEHALL FOR BROWNSKI REPLACEMENT.



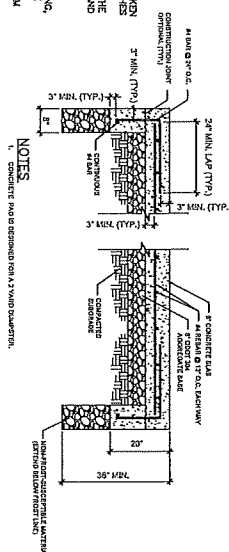
TRASH ENCLOSURE DETAILS

MC



CONCRETE TRASH PAD

NOT TO SCALE



10

CONCRETE PAD IS DESIGNED FOR A 2' DIA. DRAINAGE

NO.	REVISION	BY	DATE	SHEET
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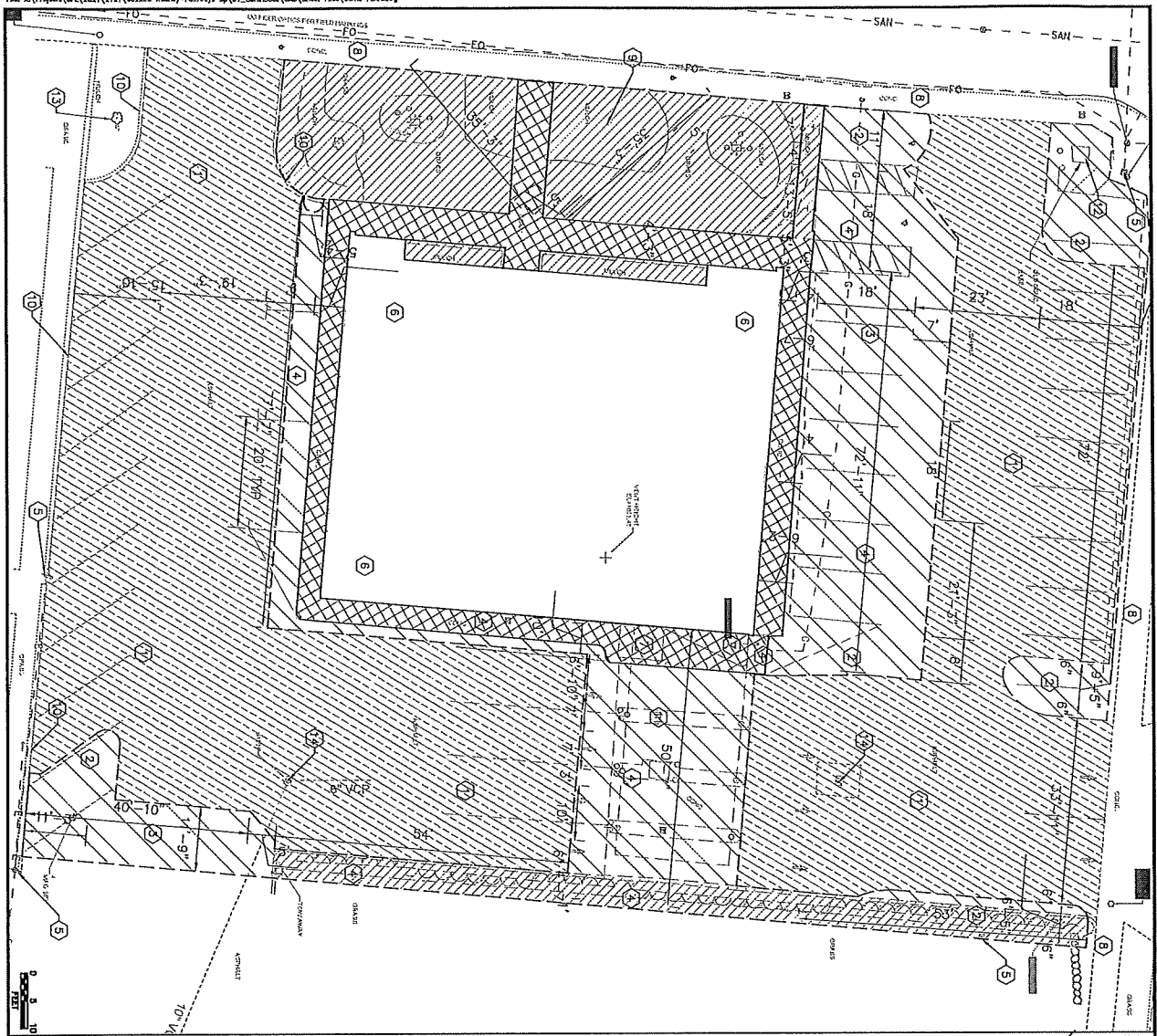
Pathways
Financial Credit Union

**1850 S LIMESTONE STREET
SPRINGFIELD OH 45505**

NOT FOR CONSTRUCTION

DLZ OHIO, LLC





- N. ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, EXISTING CONSTRUCTION MATERIALS, SHALL BE IN CONTACT WITH ADJACENT PROPERTY OWNERS AND CITY REPRESENTATIVES TO CONDUCT DEBRIEFING TALKS.
- O. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM THE REMOVAL OF EXISTING UTILITY STRUCTURES.
- P. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING UTILITY STRUCTURES IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- Q. CONTRACTOR SHALL HAVE ALL REGULATIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES AND EXISTING FACILITIES THAT ARE TO REMAIN DURING CONSTRUCTION OPERATIONS AS A RESULT OF CONSTRUCTION ACTIVITIES.
- R. ALL EXISTING UTILITIES ARE SHOWN HEREIN AS REFERENCE ONLY AND ARE BASED ON RECORD OF THE VARIOUS UTILITY OWNERS AND A FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO REMOVAL ACTIVITIES.
- S. CONTRACTORS SHALL PROVIDE TRAFFIC CONTROL, IN ACCORDANCE WITH THE STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- T. CONTRACTOR SHALL CONFORM ALL CONSTRUCTION OF REMOVAL MATERIALS TO WITHIN THE REQUIREMENTS OF THE CITY OF CHICAGO.
- U. ANY EXISTING FOUNDATIONS, REBARRY WALLS, CURBS OR OTHER STRUCTURAL ELEMENTS SHALL BE REMOVED ENTIRELY. ALL EXCAVATIONS FROM THE REMOVAL OF UNDERGROUND STRUCTURES SHOULD BE BACKFILLED WITH PROPERLY COMPACTED ENGINEERED LL PER CITY OF CHICAGO SPECIFICATIONS.
- V. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY STRUCTURES THAT WILL REMAIN TO PROPOSED GRADE AS NECESSARY.
- W. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PHASING OF REMOVAL WHEN THE REMOVAL OF EXISTING UTILITY STRUCTURES IS NEARBY TO NEIGHBORS OR FACILITIES TO BE REMOVED.
- X. ANY EXISTING MATERIALS ORIGINATED BEFORE THE WORK SHOWN ON THE PLANS SHALL BE REMOVED OR DEPOSED IN ACCORDANCE WITH DOT MILES 448 OR 461 AT THE CONTRACTOR'S DISCRETION.
- Y. EXISTING STORM SEWERS, SANITARY SEWERS AND WATERLINES SHALL BE PROTECTED AND REMOVAL OF THE PLANS.
- Z. ANY CUT AND REMOVE EXISTING CONCRETE SIDEWALKS AND CURB TO THE NEAREST JOINT FOR EXISTING SIDEWALKS TO BE REMOVED CONCRETE TO EXISTING CONCRETE WITH EXPOSURE JAW CUT FOR NEWLY PLACED SIDEWALKS.
- AA. THE TOPOGRAPHIC FEATURES, SLOPE ELEVATIONS, SITE IMPROVEMENTS, AND CONSTRUCTION SHEET C-3 FOR THE PLAN ARE BASED ON THE FIELD SURVEY CONDUCTED BY D.LZ.

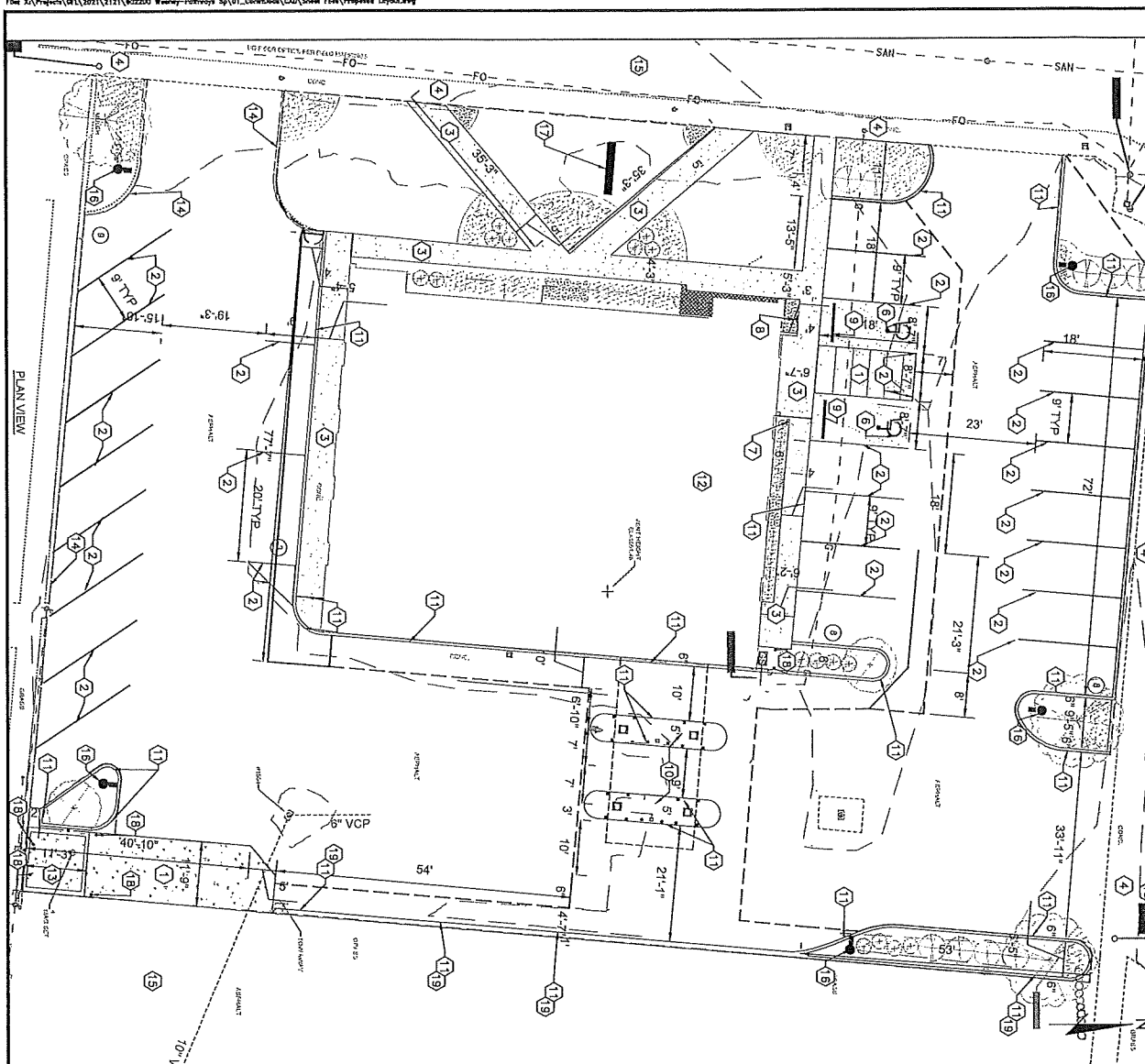
- EXISTING NOTES (X)
1. EXISTING ASPHALT TO BE WELDED.
 2. NEW CONCRETE OR ASPHALT PAVEMENT FULL DEPTH.
 3. SAW CUT CONCRETE OR ASPHALT PAVEMENT FULL DEPTH.
 4. NEW CONCRETE OR ASPHALT PAVEMENT FULL DEPTH.
 5. AREA TO BE RE-GRASSED, SEE PROPOSED LAYOUT.
 6. EXISTING LIGHT-FRAME GLASS FOLD TO REMAIN.
 7. EXISTING BUILDING (BANK) TO REMAIN.
 8. EXISTING BUILDING (BANK) TO BE REMOVED.
 9. EXISTING SIDEWALK TO REMAIN.
 10. EXISTING SIGN TO BE REPLACED (BY OTHERS)
 11. EXISTING CANOPY TO BE REMOVED (BY OTHERS)
 12. EXISTING SIDEWALK TO BE REPLACED (BY OTHERS)
 13. EXISTING SIDEWALK TO BE REPLACED (BY OTHERS)
 14. EXISTING BASE AND APPROPRIATES TO BE REMOVED.
 15. EXISTING BASE TO BE REMOVED AND REPLACED.
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Pathways
Financial Credit Union
1850 S LIMESTONE STREET
SPRINGFIELD OH 45505


NOT FOR CONSTRUCTION
DEMOLITION PLAN





- [illegible]

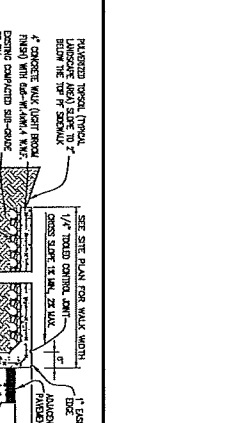
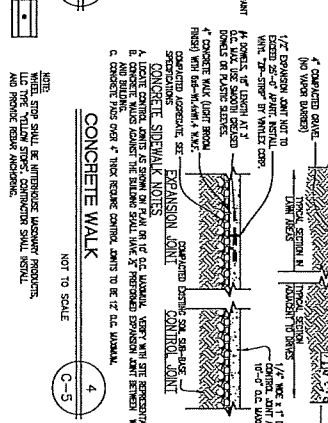
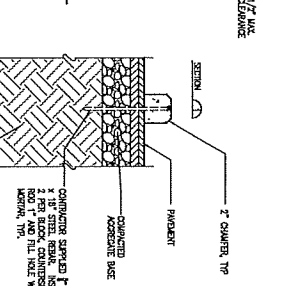
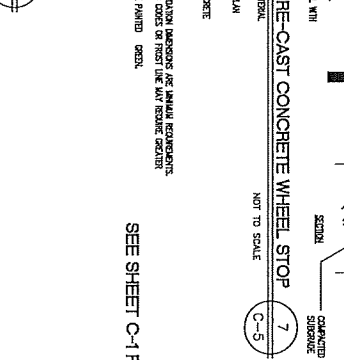
- [illegible]

Pathways 
Financial Credit Union


**1850 S LIMESTONE STREET
SPRINGFIELD OH 45505**

NOT FOR CONSIDERED
CIVIL SITE INSTRUCTION





RASH ENCLOSURE DETAILS

Pathways 
Financial Credit Union

**1850 S LIMESTONE STREET
SPRINGFIELD OH 45505**

DRAWING	CHK'D.
DESIGNED	APPR'D.
DATE	
PROJECT NUMBER	

Agenda Item # 7

Case #21-A-46

Variance

STAFF REPORT

TO: Board of Zoning Appeals

DATE: November 8, 2021

SUBJECT: **Case #21-A-46**

PREPARED BY: Vaidehe Agwan

GENERAL INFORMATION:

Applicant: Chris Mckinster, 1431 Obenchain Ave, Springfield, Ohio 45503.

Owner: See applicant.

Request: Variance from minimum front setback for front porch.

Location: 1431 Obenchain Ave.

Size: 0.231 acres

Existing Land Use and Zoning: Residential, RS-8

Surrounding Land Use and Zoning: North: Residential, RS-8
East: Residential, RS-8
South: Residential, RS-8
West: Residential, RS-8

Applicable Regulations: Chapter 1172.06 Variances.

File Date: October 25, 2021

BACKGROUND:

The applicant is reconstructing new front porch that extends into the minimum front yard setback required. The construction is in progress and the applicant had submitted plans for approval. The applicant wishes to cover the new porch with a roof.

RETURNED REPORTS FROM STAFF:

City Manager's Office: Recommends approval with no objections.

City Service Department: Recommends approval with no objections.

City Police Department: Recommends approval with no objections.

City Fire Department: Recommends approval with no objections.

STAFF REPORT

City Building Department: Recommends approval with no objections.

City Planning and Zoning: Recommend Approval. (Refer analysis)

ANALYSIS and STAFF RECOMMENDATION:

No variance from the strict application of any provision of this Springfield Zoning Code which permits the use of land which is prescribed or which will result in a use of land in a manner inconsistent with the basic character of the district in which such land is located, shall be granted by the Board unless it finds that strict application of this Springfield Zoning Code would result in unnecessary hardship. The Board shall find unnecessary hardship only when all the following facts and conditions exist:

Staff Comment: Yes it can yield a reasonable return and there can be beneficial use of the property without the variance. There is a hardship since the porch is in the process of being built and cannot be built at the desired length without receiving an approval of the variance request.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

Staff Comment: The previous porch was a legal non-compliant use as the front yard varies from the minimum 25' per zoning code. The applicant is removing the old porch and constructing a new porch that varies in length by 1'. On comparing the previous setback of porch (13') with new porch setback (12'), the new porch varies by 0.05% which is less than 28% required to deny a variance. Therefore, the variance requested is not substantial.

1150.03 (6) (b) A variance may not be granted for more than a 28 percent reduction of the required yard without applying other conditions of Chapter 1172.06.

3. An approval of the request will not alter or suffer a substantial detriment to the character of the neighborhood. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

Staff Comment: No.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

Staff Comment: It will not.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

Staff Comment: Owner was not aware of zoning restrictions.

6. There is no other feasible method of solving the property owner's predicament.

STAFF REPORT

Staff Comment: No.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

Based on above analysis, staff recommends approval of the variance request.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application



#21-A-46 Variance request 1431 Obenchain Ave.





#21-A-46 Variance request 1431 Obenchain Ave.





FOR OFFICE USE ONLY

Case #: 21-A-146

Date Received: 10-25-21

Received by: VA

Application Fee: \$ 57 paid card

Review Type:

☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Replacement of Front Porch2. Address of Subject Property: 1431 Obenchain ave3. Parcel ID Number(s): 34007000292090064. Full legal description attached? ☐ yes ☐ no5. Size of subject property: Perimeter - 470.079 FT - Area - 9910.087 FT6. Current Use of Property: Home

7. Current Zoning of Property: _____

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): Chris McKinstryTitle: Owner

Company (if applicable): _____

Mailing address:

1431 Obenchain aveCity: Springfield State: Ohio ZIP: 45503Telephone: (937) 471-7436 Fax: () _____Email: CLOUDSSL@Hotmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

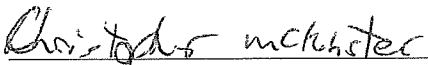
City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**



Signature of Applicant

Signature of Co-applicant



Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clock

The foregoing instrument was acknowledged before me this 25 day of
October, 2021

by Christopher Mc Kinster (name of person acknowledged).

(seal)



Notary Public Signature

My commission expires: 7-25-25



REBECCA A CARDEN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-25-25



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS - VARIANCE APPLICATION

Date: 10/25/21

Property address: 1431 Obenchain ave

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Front Porch Replacement Front section will be Bigger Than
Original Porch

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

Roof Does not meet min Set Back. With Replacement of
old Porch

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

will not affect others

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

True

5. The property owner was not aware of the zoning restrictions when purchasing the property.

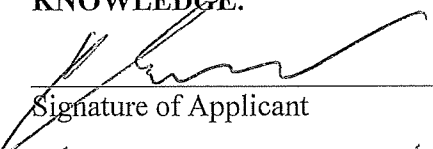
True

6. There is no other feasible method of solving the property owner's predicament.

True work on Deck has Began

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.


Signature of Applicant

Signature of Co-applicant

Christopher McKinster
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 25th day of October, 2021

by Christopher McKinster (name of person acknowledged).

(seal)

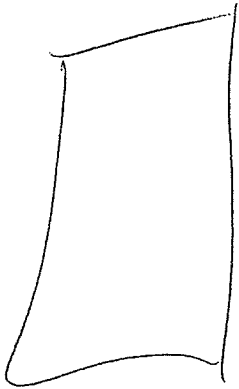


REBECCA A CARDEN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-25-25

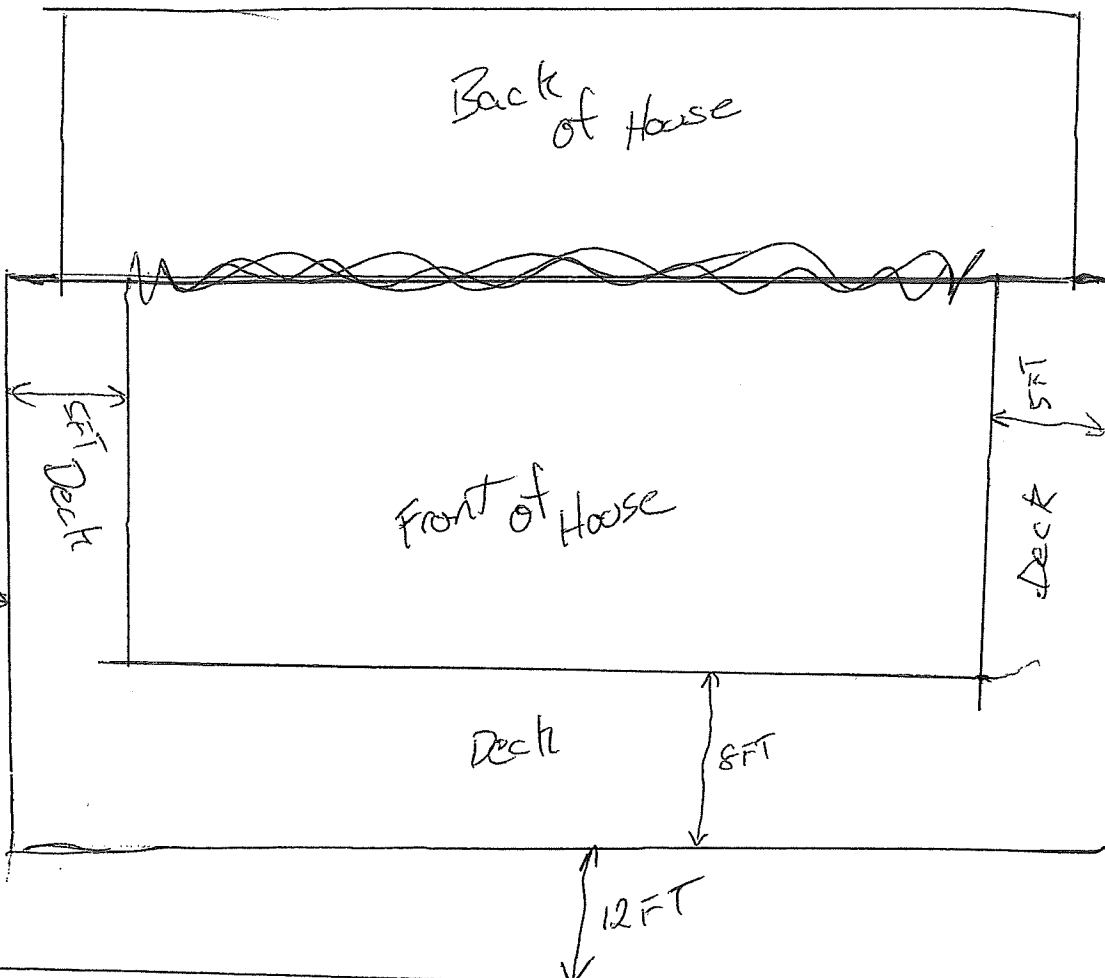
Rebecca A Carden
Notary Public Signature

My commission expires: 7-25-25

Property Line



Back Yard



Property Line

Property Line



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Agenda Item # 8

Case #21-A-47

Variance

STAFF REPORT

TO: Board of Zoning Appeals

DATE: November 8, 2021

SUBJECT: **Case #21-A-47**

PREPARED BY: Vaidehe Agwan

GENERAL INFORMATION:

Applicant: Roseann Pratt, Church of Jesus Family Worship Center,
623 S Center St, Springfield, Ohio 45506..

Owner: See applicant.

Request: A variance from 1155 of zoning code to install a LED
illuminated sign in a RS-8, Medium-Density, Single-
Family Residence District.

Location: 623 S Center St.

Size: Approx 1 acre.

Existing Land Use and Zoning: Residential; RS-8

Surrounding Land Use and Zoning: North: Residential; RS-8
East: Residential; RS-8
South: Residential; RS-8
West: Residential; RS-8

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional
Uses

File Date: October 1, 2021

BACKGROUND:

The existing non-illuminated sign is being replaced with a new LED sign. The existing sign has an electrical point which is not operating and the new sign will have an entirely new mechanism. The new sign is similar to the previous sign in size and position.

RETURNED REPORTS FROM STAFF:

City Manager's Office: Recommends approval with no objections.

City Service Department: Recommends approval with no objections.

City Police Department: Recommends approval with no objections.

City Fire Department: Recommends approval with no objections.

STAFF REPORT

City Building Department: Recommends approval with no objections.

City Planning and Zoning: Recommend Approval. (Refer analysis)

ANALYSIS and STAFF RECOMMENDATION:

No variance from the strict application of any provision of this Springfield Zoning Code which permits the use of land which is prescribed or which will result in a use of land in a manner inconsistent with the basic character of the district in which such land is located, shall be granted by the Board unless it finds that strict application of this Springfield Zoning Code would result in unnecessary hardship. The Board shall find unnecessary hardship only when all the following facts and conditions exist:

Staff Comment: Yes it can yield a reasonable return and there can be beneficial use of the property without the variance.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

Staff Comment: The variance is substantial as having a digital display sign is prohibited per zoning code Chapter 1155- Table for Residential sign district in a residential RS-8 district.

3. An approval of the request will not alter or suffer a substantial detriment to the character of the neighborhood. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

Staff Comment: The sign will not be detrimental to the neighborhood as following conditions apply for having a LED sign as stated in Chapter 1155:

- The sign message remains constant for a period of at least eight seconds before changing to another sign message.
- These signs shall not have continual motion, messages displayed must be static, and without any special effects.
- Digital Dynamic Display Single Color Signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions.
The sign should automatically adjust luminance based on time of day in order to be compliant with this Ordinance.
- These signs must be equipped with a means to immediately turn off the display or lighting if it malfunctions and/or poses a threat to public safety, such as fails or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

Staff Comment: It will not.

STAFF REPORT

5. The property owner was not aware of the zoning restrictions when purchasing the property.

Staff Comment: Owner was not aware of zoning restrictions.

6. There is no other feasible method of solving the property owner's predicament.

Staff Comment: There are options of having monumental signs or ground signs similar to the sign being replaced.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

Staff Comment: Yes.

Based on above analysis, staff recommends approval of the variance request.

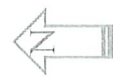
ATTACHMENTS:

1. Vicinity and zoning map
2. Application



Sign District: Residential

#21-A-47 Variance request at 623 S Center St.





Existing
sign



New sign



#21-A-47 Variance request at 623 S Center St.

**FOR OFFICE USE ONLY**Case #: 21-A-47

Date Received: _____

Received by: VAApplication Fee: \$ 285

Review Type:

☐ Admin ☐ CPB ☒ BZA**GENERAL APPLICATION****A. PROJECT**

1. Application Type & Project Description (attach additional information, if necessary):

Replace an existing non LED sign with an
LED illuminated sign2. Address of Subject Property: 623 S. Center St., Springfield, OH 455063. Parcel ID Number(s): 34607000 3430610674. Full legal description attached? ☒ yes ☐ no5. Size of subject property: 50 x 1586. Current Use of Property: Church7. Current Zoning of Property: City RS-8 Lot Block**B. APPLICANT**1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): Roseann PrattTitle: PastorCompany (if applicable): Church of Jesus Family Worship CenterMailing address: 623 S. Center St.City: Springfield State: OH ZIP: 45506Telephone: (937) 325-9257 Fax: () NAEmail: rannpratt@aol.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder) Church of Jesus FWC Pastor

Mailing Address: PO Box 1205 623 South Center Street

City Springfield State: OHio ZIP: 45506

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

x Roseann Pratt
Signature of Applicant

Signature of Co-applicant

Roseann Pratt, Pastor
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 27th day of

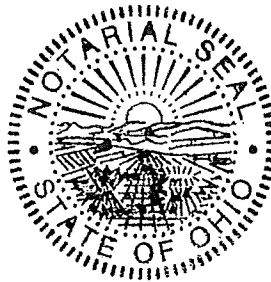
October 2021

by Roseann Pratt (name of person acknowledged).

(seal)

Alan S. Henry
Notary Public Signature

My commission expires: September 25, 2026



ALAN S. HENRY
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Clark County
My Comm. Exp. September 25, 2026



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS · VARIANCE APPLICATION

Date: 10/01/2021

Property address: 623 S CENTER ST, SPRINGFIELD 45506

Section of the Zoning code applicable: _____

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

to replace an existing non-LED sign with
an LED illuminated sign.

Please include the following exhibits:

Exhibit A

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific (attach additional pages if necessary).

The existing sign is over 30 years old
and the lighting features no longer work
properly. The new sign will not only
revitalize this property, but will serve as
an improvement to the neighborhood, which
has begun to see revitalization efforts due
to the Gammon House.

An appeal for a variance to the Zoning Code cannot be granted by the Board of Zoning Appeals unless the following factors are shown to exist. Therefore, for each factor explain in detail how each applies to your appeal: (Please write on additional sheets of paper if you need more space).

1. The property in question cannot yield a reasonable return and there can be no beneficial use of the property without the variance. The variance would relieve a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience to the appellant.

The variance would allow the property owner to revitalize the property entrance and provide an improvement to the neighborhood.

2. The variance is not substantial, i.e. the modification in the requirement that is being requested is not a significant amount in comparison to the requirement.

The existing sign has ~~a~~ a lighting feature that is outdated and no longer fully operable. The new sign has a different lighting mechanism (LED)

3. The essential character of the neighborhood, i.e. adjacent properties, will not be substantially altered or suffer a substantial detriment as a result of the variance.

The character of the neighborhood and adjacent properties will be enhanced by new signage.
There are no residential homes immediately adjacent or directly across from the sign location so the lights will not cause a disturbance.

4. The variance will not adversely affect the delivery of governmental services such as water, sewer.

No change to the ability to deliver governmental services.

5. The property owner was not aware of the zoning restrictions when purchasing the property.

The property owner did not know that updating the existing sign would require a zoning variance request. The new sign is a similar size and is going in the same

space as the existing sign.

6. There is no other feasible method of solving the property owner's predicament.

The property owner is not aware of any alternative option that would solve the problem.

7. The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance.

The sign will enhance the property and the neighborhood. It will not create a disturbance to the surrounding residents or properties.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Roseann Pratt
Signature of Applicant

Signature of Co-applicant

ROSEANN PRATT
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of CLARK

The foregoing instrument was acknowledged before me this 3 day of October, 2021

by Roseann Pratt (name of person acknowledged).

(seal)



JAIMEE N. JORDAN, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 06/30/2023

Jaimee N. Jordan
Notary Public Signature

My commission expires: 06/30/2023

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Property Owner Affidavit.
- ☐ General Application
- ☐ Site plan if necessary
- ☐ Fee of \$57 (residential) or \$285 (commercial). Fee must be submitted with the application.
- ☐ Board of Zoning Appeals - Variance Application.
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
 - Exhibit A: A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. See sample site plan.

Fees must be submitted at the time of application.

Google Maps 617 S Center St

CURRENT SIGN

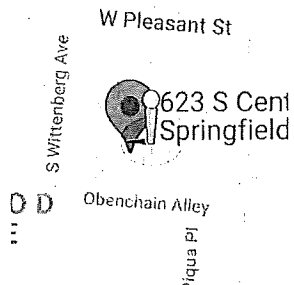


Image capture: Jul 2019 © 2021 Google

Springfield, Ohio

Google

Street View - Jul 2019



Current sign's dimensions
are 4' x 8'. The lighting feature
is no longer operable.

The new sign will fit into the
mounting hardware of the current
sign and will measure 5' x 8'.

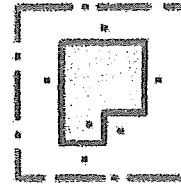
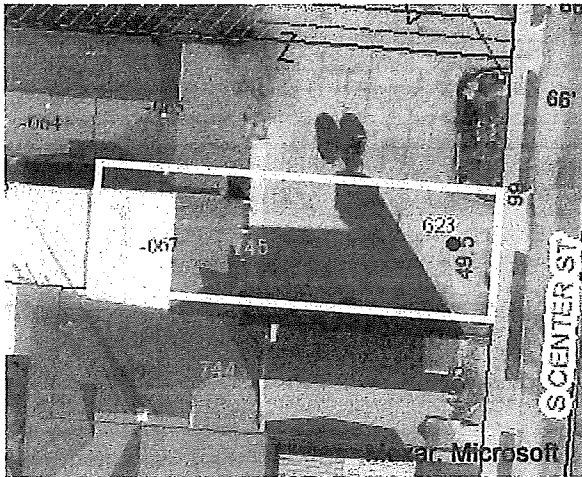
- CABINET: FABRICATED ALUMINUM - PAINTED BLACK. BACKSIDE IS FLAT ALUMINUM - NO GRAPHICS. ILLUMINATION: WHITE LED
- FACE: FLAT WHITE POLYCARBONATE WITH 3430-49 BURGUNDY AND BLACK VINYL APPLIED.
- LOWER CABINET AREA: MADE TO ACCOMMODATE CLIENT SUPPLIED EMC DISPLAY - PAINTED BLACK.

SCALE AS NOTED **SCALE: OH** **DESIGNER: TK**



Report generated: Wednesday, October 27, 2021

Parcel Report



Sorry, no sketch available
for this record

Base Data

Parcel Number: 34007000343061067
Owner Name: CHURCH OF JESUS THE
Property Address: 623 S CENTER ST,
SPRINGFIELD 45506
Percent Owned %: 100

Legal

Neighborhood: 340C4000
Legal Acres: 0.00
Legal Description: HOUCK S
E PT (11)
Land Use: 685
CHURCHES,
OTH
EXMPT
PUBLIC
WORSHIP
Map Number: 0034-04

Valuation

Appraised Assessed (35%)
Land Value: \$7,420.00 \$2,600.00
Building Value: \$0.00 \$0.00
Total Value: \$7,420.00 \$2,600.00
CAUV Value: \$0.00
Taxable Value: \$2,600.00

Class: E
Tax Credits
Homestead: No
Exemption:
2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	50 * 158	49.5	0.181	7,900	\$7,420.00

Land Totals

Effective Total Acres 0.181
Effective Total 7,900
Square Footage
Total Value \$7,420.00

Valuation

Appraised Assessed (35%)
Land Value: \$7,420.00 \$2,600.00
Building Value: \$0.00 \$0.00
Total Value: \$7,420.00 \$2,600.00
CAUV Value: \$0.00
Taxable Value: \$2,600.00

Parcel Number	Owner Name	Property Address	Land Use
Acres CUR	Percent Owned %		
34007000343061067	CHURCH OF JESUS THE	623 S CENTER ST;	
SPRINGFIELD 45506	685 CHURCHES; OTH EXMPT PUBLIC WORSHIP		0
Y	100		

2021 BOARD OF ZONING APPEALS ATTENDANCE

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	20	17	15	19	17	21	19	16	20	18	15	20
Dori Gaier Reso. 6048 5-11-2019 5-11-2012	P	P	P	A	P	P	A	P	P	P		
Denise Williams Reso. 6059 8-03-2019 8-03-2022	P	A	P	P	P	A	A	P	A	P		
Matthew Ryan Reso. 5839 7-28-2020 8-11-2023	P	A	A	P	P	P	P	P	P	P		
Mark Brown Reso. 5869 1-20-2018 3-13-2021	P	P	A	P	P	P	P	P	P	P		
James Burkhardt Reso. 5880 4-01-2018 3-31-2021	A	P	P	A	P	A	P	P	P	P		
Rhonda Zimmers Reso. 5914 1-5-2019 1-06-2022	P	P	P	P	A	A	P	A	P	A		
Charles Harris Reso. 6069 11-26-2019 3-26-2022	P	P	P	P	P	P	A	A	P	P		

NOTE: The first date shown is the original appointment/reappointment date. The second date represents the most recent term's expiration.
The City Commission Resolution is also listed.

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
Retreat				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	